YUKON BUREAU OF STATISTICS

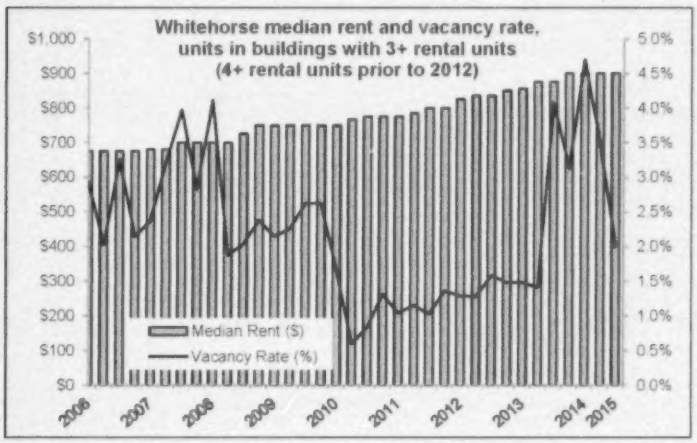
Yukon Rent Survey
April 2015

Highlights

- In April 2015, Whitehorse's median rent for units in *buildings with 3 or more rental units* was $900 and the vacancy rate was 2.0%.
- Compared with April 2014, the median rent in Whitehorse for units in *buildings with 3 or more rental units* remained the same ($900), while the vacancy rate decreased 2.7 percentage points from 4.7% to 2.0%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was $950 and the vacancy rate was 3.4%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), and mobile homes). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends[1] of median rent and vacancy rates in Whitehorse.



For units in buildings with 3 or more rental units, the median rent in April 2015 ($900) remained the same compared to a year earlier (April 2014) as well as to the previous reporting period (October 2014).

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014. The vacancy rate then declined to reach 3.5% in October 2014 and then to 2.0% in April 2015.

Whitehorse rent summary for units in buildings with 3 or more rental units, April 2015

Number of units in survey	999
Number of vacant units	20
Vacancy rate for all units	2.0%
Median rent for all units	$900

Whitehorse rent summary for units in buildings with 2 or more units[2], April 2015

Number of units in survey	1,836
Number of vacant units	73
Vacancy rate for all units	4.0%
Median rent for all units	$950

Whitehorse rent summary for units in all types of buildings with rental units, April 2015

Number of units in survey	2,216
Number of vacant units	75
Vacancy rate for all units	3.4%
Median rent for all units	$950

[1] *Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.*

[2] *Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums and mobile homes.*

***Note**: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.*

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling.
  http://www.eco.gov.yk.ca/stats/stats_princ.html
- **2011 National Household Survey (NHS) Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/ rented/band housing), affordability, suitability, etc.
  http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOG.cfm?lang=E&level=2&GeoCode=60
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon.
  http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rent Summary for All Buildings with Rental Units, by Type, Yukon, April 2015

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	298	298	0	0.0%	$1,300	$1,335
Townhouse/Row house	34	112	0	0.0%	$1,300	$1,287
Duplex[1]	437	606	50	8.3%	$1,123	$1,181
Triplex and Fourplex	76	203	5	2.5%	$1,000	$1,062
Condominium	77	90	1	1.1%	$1,450	$1,527
Apartment Building[2]	52	890	24	2.7%	$900	$899
Store-top (Commercial)[3]	26	102	3	2.9%	$900	$946
Mobile Home	65	65	4	6.2%	$1,000	$1,042
All Types[4]	**1,064**	**2,367**	**87**	**3.7%**	**$950**	**$1,088**

[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more units
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For rental units in all types of buildings, Yukon's median rent for April 2015 was $950. The highest median rent reported by landlords was $1,450 per month for condominiums. Single detached houses and townhouse/row houses had the second-highest median rent at $1,300 per month. The lowest median rent was $900 per month for apartment buildings and store-top (commercial) rental units.

In April 2015, the maximum number of rental units (890) was in apartment buildings, followed by the number of rental units (606) in duplexes (include single detached houses with a rental suite). The lowest number of rental units (65) was in mobile homes.

Median Rent, Total Units and Vacancy Rate, by Size and Type of Unit, Yukon, April 2015

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condominium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home
Number of Buildings with Rental Units	1,064	298	34	437	76	77	52	26	65
Median Rent									
All	$950	$1,300	$1,300	$1,123	$1,000	$1,450	$900	$900	$1,000
Bachelor	$720	...	...	$850	$775	x	$720	$750	$513†
1 Bedroom	$900	$850	$750	$919	$900	$1,150	$900	$1,000	x
2 Bedrooms	$1,000	$1,200	$850	$1,123	$1,200	$1,398	$900	$1,000	$950
3-4 Bedrooms	$1,450	$1,412	$1,400	$1,400	$1,500	$1,500	$1,375	$1,750	$1,225
5+ Bedrooms	$1,738	$1,800†	...	$1,675	...	...	...	...	...
Total Units									
All[4]	2,367	298	112	606	203	90	890	102	65
Bachelor	193	...	...	10	23	2	122	31	4
1 Bedroom	636	18	8	155	67	6	344	37	2
2 Bedrooms	932	84	30	227	76	46	413	28	29
3-4 Bedrooms	595	191	73	208	38	37	11	7	30
5+ Bedrooms	11	5	...	6	...	...	...	...	...
Vacant Units									
All[4]	87	0	0	50	5	1	24	3	4
Bachelor	5	...	...	1	2	0	1	0	0
1 Bedroom	28	0	0	11	1	0	13	3	0
2 Bedrooms	30	0	0	15	2	1	10	0	1
3-4 Bedrooms	22	0	0	19	0	0	0	0	3
5+ Bedrooms	3	0	...	3	...	...	...	...	...
Vacancy Rate									
All	3.7%	0.0%	0.0%	8.3%	2.5%	1.1%	2.7%	2.9%	6.2%
Bachelor	2.6%	...	...	10.0%	8.7%	0.0%	0.8%	0.0%	0.0%
1 Bedroom	4.4%	0.0%	0.0%	7.1%	1.5%	0.0%	3.8%	8.1%	0.0%
2 Bedrooms	3.2%	0.0%	0.0%	6.6%	2.6%	2.2%	2.4%	0.0%	3.4%
3-4 Bedrooms	3.7%	0.0%	0.0%	9.1%	0.0%	0.0%	0.0%	0.0%	10.0%
5+ Bedrooms	27.3%	0.0%	...	50.0%	...	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable. † Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more rental units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent and Total Units, by Size and Decade of Construction, Yukon, April 2015

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
Number of Buildings with Rental Units	1,064	101	83	222	47	160	93	106	252
Median Rent									
All	$950	$825	$950	$928	$950	$1,100	$1,250	$1,500	$900
Bachelor	$720	$675	$710	$750	...	$950	x	$850	$750
1 Bedroom	$900	$900	$950	$950	$850	$940	$950	$950	$800
2 Bedrooms	$1,000	$1,100	$1,098	$900	$950	$1,000	$1,400	$1,500	$1,112
3-4 Bedrooms	$1,450	$1,387	$1,442	$1,338	$1,600	$1,325	$1,500	$1,550	$1,425
5+ Bedrooms	$1,738	...	x	x	$1,800[†]	...	...	...	x
Total Units									
All[†]	2,367	240	393	647	123	268	153	140	402
Bachelor	193	79	47	14	...	6	2	10	34
1 Bedroom	636	63	170	153	40	63	46	11	90
2 Bedrooms	932	67	141	326	62	87	37	61	150
3-4 Bedrooms	595	31	33	153	16	112	68	58	125
5+ Bedrooms	11	...	1	1	5	...	...	...	3

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[†] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Most of the buildings with rental units (222 buildings, or 20.9% of the total) were built in the decade of 1970-79 (note: 'unknown years' may also include units built in 1970-79). In general, the newer the building, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate, by Size and Community, April 2015

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,064	967	56	22	19
Median Rent					
All	$950	$950	$750	$775	$550
Bachelor	$720	$750	$600	$675[†]	x
1 Bedroom	$900	$900	$775	$688	x
2 Bedrooms	$1,000	$1,000	$1,200	$875	$500
3-4 Bedrooms	$1,450	$1,450	$1,325	$1,438	$650
5+ Bedrooms	$1,738	$1,738	...	...	...
Total Units					
All[†]	2,367	2,216	62	70	19
Bachelor	193	166	21	4	2
1 Bedroom	636	603	15	15	3
2 Bedrooms	932	886	10	28	8
3-4 Bedrooms	595	551	15	23	7
5+ Bedrooms	11	11	...	...	...
Vacant Units					
All[†]	87	75	0	12	0
Bachelor	5	1	0	3	0
1 Bedroom	28	27	0	1	0
2 Bedrooms	30	25	0	4	0
3-4 Bedrooms	22	19	0	3	0
5+ Bedrooms	3	3	...	...	...
Vacancy Rate					
All	3.7%	3.4%	0.0%	17.1%	0.0%
Bachelor	2.6%	0.6%	0.0%	75.0%	0.0%
1 Bedroom	4.4%	4.5%	0.0%	6.7%	0.0%
2 Bedrooms	3.2%	2.8%	0.0%	14.3%	0.0%
3-4 Bedrooms	3.7%	3.4%	0.0%	13.0%	0.0%
5+ Bedrooms	27.3%	27.3%	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[†] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

The highest median rent reported for any size of rentals units (in the communities surveyed) was $1,738 for units with 5 or more bedrooms in Whitehorse.

Of the 87 vacant rental units in Yukon in April 2015, 75 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 1-bedroom units at 27, followed closely by 2 bedroom units at 25.

The highest vacancy rate in Whitehorse was 27.3%[†] for 5+ bedroom units. The lowest vacancy rate in Whitehorse was for bachelor units at 0.6%.

Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, April 2015

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	250	250	0	0.0%	$1,400	$1,367
Townhouse/Row house	34	112	0	0.0%	$1,300	$1,287
Duplex[1]	428	600	50	8.3%	$1,123	$1,182
Triplex and Fourplex	70	183	3	1.6%	$1,000	$1,113
Condominium	77	90	1	1.1%	$1,450	$1,527
Apartment Building[2]	49	859	18	2.1%	$900	$904
Store-top (Commercial)[3]	18	82	3	3.7%	$950	$964
Mobile Home	42	42	1	2.4%	$1,150	$1,133
All Types[4]	**967**	**2,216**	**75**	**3.4%**	**$950**	**$1,100**

[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent, Total Units and Vacancy Rate, by Size and Location, Whitehorse, April 2015

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse[1]	Porter Creek	Country Residential	Crestview
Number of Buildings with Rental Units	967	202	184	342	191	29	19
Median Rent							
All	$950	$925	$980	$1,000	$1,175	$1,100	$1,200
Bachelor	$750	$720	$850[T]	$775	$850	...	x
1 Bedroom	$900	$900	$950	$850	$950	$1,200	$919
2 Bedrooms	$1,000	$1,000	$950	$1,100	$1,300	$1,100	$1,200[T]
3-4 Bedrooms	$1,450	$1,500	$1,400	$1,500	$1,450	x	$1,384
5+ Bedrooms	$1,738	x	x	x	$1,800[T]	...	...
Total Units							
All[2]	2,216	701	569	573	316	31	26
Bachelor	166	87	4	63	10	...	1
1 Bedroom	603	334	97	86	67	13	6
2 Bedrooms	886	218	338	183	125	17	5
3-4 Bedrooms	551	61	128	239	109	1	13
5+ Bedrooms	11	1	1	3	5	...	...
Vacant Units							
All[2]	75	21	12	31	6	3	3
Bachelor	1	0	0	0	0	...	1
1 Bedroom	27	17	3	5	0	0	1
2 Bedrooms	25	4	7	12	0	3	0
3-4 Bedrooms	19	0	2	11	6	0	0
5+ Bedrooms	3	0	0	3	0	...	...
Vacancy Rate							
All	3.4%	3.0%	2.1%	5.4%	1.9%	9.7%	11.5%
Bachelor	0.6%	0.0%	0.0%	0.0%	0.0%	...	100.0%
1 Bedroom	4.5%	5.1%	3.1%	5.8%	0.0%	0.0%	16.7%
2 Bedrooms	2.8%	1.8%	2.1%	6.6%	0.0%	17.6%	0.0%
3-4 Bedrooms	3.4%	0.0%	1.6%	4.6%	5.5%	0.0%	0.0%
5+ Bedrooms	27.3%	0.0%	0.0%	100.0%	0.0%	...	...

x = Suppressed. ... = Not appropriate/applicable. [T] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Yukon
Executive Council Office
Bureau of Statistics

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